



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**6 Heroes Ave,
GEMBROOK 3783**

House



3 beds



2 baths



2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$680,000 - \$740,000

Median sale price

Median **House** for **GEMBROOK** for period **Jan 2017 - Sep 2017**
Sourced from **Pricefinder**.

\$647,500

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

8 Belvedere Court,
Gembrook 3783

Price **\$680,000** Sold 04
August 2017

73 Williamson Road,
Gembrook 3783

Price **\$640,000** Sold 08
September 2017

10 Kookaburra Court,
Gembrook 3783

Price **\$690,000** Sold 16 June
2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents



Kerry Brookes
Stockdale & Leggo

03 5968 3933
0427 413 208

kerry.brookes@stockdaleleggo.com.au



Neville Trimnell
Stockdale & Leggo

03 5968 3933
0418 326 257

neville.t@stockdaleleggo.com.au

**Stockdale
& Leggo**